GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Public Service - Registration and Stamps Department – Smt. K.C. Lalithamma, the then Sub-Registrar, O/o SRO, Kovur (now Retd.) – Allegation of Certain irregularities committed by the officers O/o Sub Registrar Office, Kovur, Nellore District - Disciplinary action initiated – Enquiry Conducted – Enquiry report along with disagreement factors communicated – WSD received - Further action dropped- Orders – Issued.

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REVENUE (VIGILANCE-II) DEPARTMENT

G.O.RT.No. 301 **Dated: 08-04-2025**

Read the following:

1. Form the C&IG, R&S, Hyd. LR.No. MV4/10603/2005, Dt.19.2.2008.
2. G.O.Ms.No.240, Revenue (Vig.VI) Department, dated: 26.02.2008.
3. G.O.Rt.No.569, Revenue (Vig.VI) Department, dated: 26.02.2008.
4. From Smt. K.C.Lalithamma S.R.(RTD), written statement of defense dated: 17.10.2008.
5. Govt. Memo.No.9813/Vig.VI (1)/2008-5, dated: 02.02.2010.
6. Regular Inquiry officer report of DR, RS, Ongole in Letter no E1/401/2010, dt. 21.10.2011.
7. Govt. Memo.No.9813/Vig.VI(1)/2008-9, dated: 09.04.2012.
8. From Smt. K.C.Lalithamma S.R.(RTD), written statement of defense dated: 11.02.2013.
9. Govt. Memo.No.9813/Vig.VI(1)/2008, Dt: 03.10.2015 and 17.07.2017.
10. Form the C&IG, R&S, AP, LR.No.X1/7301/2008, Dt.10.02.2023.
11. Govt. Memo.No.9813/Vig.VI(1)/2008-9, Dt.16.05.2023.
12. Form the C&IG, R&S, AP, LR.No.X1/7301/2008, Dt.11.12.2023.

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O R D E R:

In the reference 1st read above, the Commissioner & Inspector General, Registration & Stamps, Hyd has reported that a petition was received from Sri K.V.Penchal Reddy, Advocate, dated 13.05.2005 stating that undervaluation of documents was occurred while registering the documents relating to Maruti Real Estate at Sub Registrar Office, Kovvur. Consequently, it was directed to verify the facts mentioned in the petition and submit the detailed report regarding loss of revenue if any and persons responsible for the huge loss of revenue to the Government.

2. Government after examination of the matter decided to initiate departmental action against the Smt. K.C. Lalithamma, Sub Registrar (Retd.) under Andhra Pradesh Revised Pension Rules and sanction orders were issued vide reference 2nd read above and in pursuant that the following charge was framed against her under CCA Rules 1991 vide reference 3rd read above.

> "Smt. K.C.Lalithamma S.R.(RTD) has committed grave mis-conduct and registered certain documents in the layout of M/s. Maruthi Real Estate Sy.Nos.65/A, 66/A, 67, 58/A, 55/1C, 66/B, 65/B, 75, 85/1, 85/4, 68/B, 57/A, 57/B, 67, 56/1A, 56/1B, 59/1, 74/1, 74/2 and 69 with value of Rs.250/- per Sq. Yd. instead of adopting the value of Rs.600/- per Sq. yard as per Basic Register and deliberately resulting in the loss of stamp duty and registration fees in 170 documents, and thus there was a total loss of deficit stamp duty of Rs.14,50,828/- and Registration fee of Rs.40,484/ i.e. total of Rs.14,91,312/- to the Government".

(P.T.O)

3. And where as on receipt of the above charges the Charged Officer filed her written statement of defence before the Government and stated that she has not done any wrong in the matter and requested to drop further action in the matter vide reference 4th read above.

4. And where as after examination of the Written Statement of Defence of the Charged Officer, regular inquiry was ordered in the matter vide reference 5th read above as the contention raised by the Charged Officer in her written statement of defence are not convincing and the Regular Enquiry Officer has submitted his Enquiry report vide reference 6th read above.

5. And where as Government have examined the Enquiry Report of the Regular Enquiry Officer and decided to disagree with the findings of the Inquiry Authority in respect of Smt. K.C. Lalithamma, Sub-Registrar (Retired) on the following ground vide reference 7th read above: -

> The explanations of the Charged Officer revolving around the issue of whether or not the properties in question falling under the Ward No.6 or not. Had the Charged Officer sought a clarification from the District Registrar on this particular point; the issue should have been dealt more professionally to get more revenue. Instead of seeking a clarification from the District Registrar under statue for fixing the market value, the charged officer opted to go ahead with the registration by adopting low a value which is meant for agricultural lands converted first time as house sites. The ground position is that the properties are near to Door No.6-102, which caries a value of Rs.600/-, which should have been adopted by the Charged Officer. The basic register value of Rs.125/- per Sq. Yard was meant for agricultural lands which are away from wards; but these properties are falling under Ward No.6 since door number 6-102 existing as on the date of preliminary enquiry officer's spot inspection. The Charged Officers should have referred the matter to the District Registrar either under Section 47A or sought a clarification regarding adoption of proper market value. Entire episode shows the negligence of the Charged Officer with regard to application of Market Values and there by cause loss of revenue to the State exchequer.

6. The Charged Officer submitted her written defence statement before the Government and among others, she has stated that there is no deficiency on her part in discharging her duties, levying stamp duties and registration fees in respect of documents under question which were registered by her and requested to drop further action against her vide reference 8th read above.

7. Government after careful examination and due deliberations, decided to drop further action against Smt. K.C. Lalithamma, the then Sub-Registrar (now Retd.), O/o Sub Registrar Office, Kovur, SPS Nellore District.

8. Accordingly, Government hereby drop all further action against Smt. K.C. Lalithamma, the then Sub-Registrar (now Retd.), O/o Sub Registrar Office, Kovur, SPS Nellore District.

9. The Commissioner & Inspector General, Registration & Stamps, Andhra Pradesh, Tadepalli shall take necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R P SISODIA
SPECIAL CHIEF SECRETARY TO GOVERNMERT

To
Smt. K.C.Lalithamma, the then Sub-Registrar (now Retd.), O/o SRO, Kovur through the Commissioner & Inspector General, Registration & Stamps, AP, Tadepalli.
The Commissioner & Inspector General, Registration & Stamps, AP, Tadepalli.
Copy to:
The Secretary to APVC, Velagapudi
The Deputy Inspector General, Registration and Stamps, Nellore.
Sc/Sf.

//FORWARDED::BY ORDER//

SECTION OFFICER